

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

32 Arthur Street, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,730,000

&

\$1,900,000

Median sale price

Median price

\$2,337,500

Property Type

House

Suburb

South Yarra

Period - From

07/02/2023

to

06/02/2024

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/7 Gordon St TOORAK 3142	\$1,900,000	25/01/2024
2	60 Oban St SOUTH YARRA 3141	\$1,860,000	13/10/2023
3	33 Canterbury Rd TOORAK 3142	\$1,850,000	14/12/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

07/02/2024 17:40



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Rooms: 5

Property Type: House

Land Size: 302 sqm approx

Agent Comments

Indicative Selling Price

\$1,730,000 - \$1,900,000

Median House Price

07/02/2023 - 06/02/2024: \$2,337,500

Comparable Properties



1/7 Gordon St TOORAK 3142 (REI)

Agent Comments

2
 2
 2

Price: \$1,900,000

Method: Sold Before Auction

Date: 25/01/2024

Property Type: House (Res)



60 Oban St SOUTH YARRA 3141 (REI/VG)

Agent Comments

3
 2
 -

Price: \$1,860,000

Method: Sold Before Auction

Date: 13/10/2023

Property Type: House (Res)

Land Size: 187 sqm approx



33 Canterbury Rd TOORAK 3142 (REI)

Agent Comments

2
 2
 2

Price: \$1,850,000

Method: Private Sale

Date: 14/12/2023

Property Type: House

Land Size: 222 sqm approx